

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

February 4, 2016

A meeting of the Manistee City Planning Commission was held on Thursday, February 4, 2016 at 7pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 8:07 pm by Chair Yoder

ROLL CALL

Members Present: Aaron Bennett, Maureen Barry, Marlene McBride, Mark Wittlieff, Roger Yoder

Members Absent: Ray Fortier (excused), Gabriel Walker (excused)

Others: Al Frye (Northern Michigan Recovery Residences), Denise Blakeslee (Planning & Zoning Administrator) and others

APPROVAL OF AGENDA

Motion by Mark Wittlieff, seconded by Aaron Bennett that the agenda be approved as prepared.

With a Roll Call vote this motion passed 5 to 0.

Yes: Barry, Bennett, McBride, Wittlieff, Yoder

No: None

APPROVAL OF MINUTES

Motion by Mark Wittlieff, seconded by Maureen Barry that the minutes of the January 7, 2016 Planning Commission Meeting be approved as prepared

With a Roll Call vote this motion passed 4 to 0 with Commissioner Bennett abstaining.

Yes: Barry, McBride, Wittlieff, Yoder

No: None

Abstaining: Bennett

PUBLIC HEARING

None

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

NEW BUSINESS

PC-2016-02 Parcel Split and Combination Request, T. Eftaxiadis (817 Cherry Street) and Vickers Hansen (813 Cherry Street)

A request has been received from T. Eftaxiadis (817 Cherry Street) and Vickers Hansen (813 Cherry Street) for a Parcel Split and Combination. The home at 815 Cherry Street was destroyed in a fire in 2014 and was not rebuilt. Adjoining property owners T. Eftaxiadis and Vickers Hansen purchased the property and are asking to divide the property in half and combine it with their parcels.

Motion by Aaron Bennett, seconded by Mark Wittlieff that the Planning Commission recommend to City Council to approve the request for a Parcel Split and Combination from T. Eftaxiadis and Vickers Hansen that would divide parcel 51-352-703-05 in half with the north 43.75' being combined with Mr. Hansen's parcel #51-352-703-03 and the south 43.75' being combined with Mr. Eftaxiadis' parcel 51-352-703-07.

With a Roll Call vote this motion passed 5 to 0.

Yes: Wittlieff, Barry, Bennett, McBride, Yoder
No: None

Northern Michigan Recovery Residences

Northern Michigan Recovery Residences has requested to be placed on the Planning Commission Agenda to discuss their one of a kind supportive transitional residential program.

Al Frye, Northern Michigan Recovery Residences – Mr. Frye spoke to the commission about their program and the need for a facility in Manistee. Previously Greg Stone (Stonehouse) operated a facility for Men on McKee Street (2005) and then a place for Woman was opened on Clay Street. Both were closed in 2014. The Stonehouse faculties were not managed well, had poor supervision and did not obtain the necessary approvals for the woman's facility. They want to work with the city and be upfront with their program.

They are now working with Northern Michigan Recovery Residences and are looking to start with a six bed facility for men in Manistee. They would have a 40 hour a week employee and volunteer's onsite and they would provide 24 hour coverage. They are working with the Catholic Human Services, Central Wellness and the Little River Band of Ottawa Indians. Guardian Angels Church has offered the use of the former Convent for their program.

Their program would include people from prison re-entry (Manistee and Benzie County). The State will pay their facility for accepting prisoner re-entry which will help support their facility. Sex-offenders would be screened and they may accept (by example) an 18 year old male who was charged with having sex with an under aged girl, but not allow a convicted pedophile.

He spoke of Dan's House in Traverse City provides a safe comfortable place for homeless people with a safe place to live. They could die if help was not received. This facility has reduced the number of police/emergency room calls.

Denise Blakeslee, Planning and Zoning Administrator – Commissioners were given a copy of draft zoning language that was prepared by Williams and Works (Planner of Record) for Adult Rehabilitation Facility. This was drafted after Greg Stone came to the City to discuss what was needed to operate his program. Mr. Stone never pursued the Zoning Amendment. The apartment on McKee Street was opened prior to the adoption of the current zoning ordinance and was a legal non-conforming use. Their facility on Clay Street was opened without any approvals. Original discussion that Staff had with Mr. Stone was to allow an Adult Rehabilitation Facility in a commercial district as a Special Use. The language excluded convicted sex offenders or persons on supervised release from any state Department of Corrections.

Commissioners had various comments and concerns as follows:

- Best Drug Rehabilitation already provides programs for substance abuse
- A person on release from prison was responsible for the fire that burned down the house at 815 Cherry Street
- The house on Clay Street was a big problem for the neighbors
- Would not want to see a facility located in a residential district
- There should be a separation from schools/daycares and churches

OLD BUSINESS

Master Plan Update

Commissioners received a draft of the Master Plan to review and comment for the next meeting. There are a few outstanding items including Future Land Use Section, Action Plan, and Section 2.6 – Central Business District which is pending input from the DDA. Commissioners are supposed to work on Goals and Tasks that begin on Page 59 and make comments and add responsible parties as needed.

PUBLIC COMMENTS AND COMMUNICATIONS

None

CORRESPONDENCE

None

STAFF/SUB-COMMITTEE REPORTS

Denise Blakeslee, Planning & Zoning Administrator – The Little Manistee River Watershed Conservation Council has met with staff and is looking for an endorsement from the City. The Little Manistee River dumps into Manistee Lake; flows through the heart of the City via the Manistee River Channel out to Lake Michigan. There are not properties in the City with frontage on the Little Manistee River but the water quality of the Little Manistee River has an impact to the City. A presentation by the Little Manistee River Watershed Conservation Council will be made at the March Planning Commission meeting. The Planning Commission will be asked to make a recommendation to City Council.

The Country Club has inquired about a Michigan Department of Transportation tourist-oriented directional Sign “TOD” to direct traffic from US 31 to their establishment. Staff has contacted MDOT to see if there is sufficient room for TOD signs in the MDOT right of way in the City. In the event that there is sufficient room, a Zoning Amendment will be needed to permit the installation of TOD signs.

A workshop on Form or Function: Zoning Based on Land Use or Base on Design is being held on March 21, 2016 at City Hall. Members who attend will receive 3 CEU’s towards their Master Citizen Planner Certification.

MEMBERS DISCUSSION

Commissioners welcomed Aaron Bennett to the Planning Commission. Commissioner Bennett introduced himself and is looking forward to serving on the Commission.

Commissioner McBride invited everyone to an open house at the Senior Center on February 18th from 10 am to noon.

The next regular meeting of the Planning Commission will be held on Thursday, March 3, 2016

ADJOURNMENT

Motion by Mark Wittlieff, seconded by Maureen Barry that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 7:50 pm

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary